



DRAFT

City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, May 7, 2012

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR - PRESENT
DENISE WOOLERY, VICE-CHAIR - PRESENT
BERNI BERNSTEIN - ABSENT
BRIAN MILLER – PRESENT @ 4:15 P.M.)
FRED SWEENEY - PRESENT
JIM ZIMMERMAN - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: ADDISON THOMPSON - ABSENT

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA – ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 5:12 P.M.
MICHELLE BEDARD, Planning Technician - PRESENT
KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/sfdb and then clicking on the *Meeting Video* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:01 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Deisler, Woolery, Sweeney, Zimmerman, and Miller (present at 4:15 p.m.).

Members absent: Bernstein.

Staff present: Bedard, Limón (until 5:12 p.m.), and Goo.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of April 23, 2012.

Motion: Approval of the minutes of the Single Family Design Board meeting of **April 23, 2012**, as submitted.
Action: Sweeney/Zimmerman, 4/0/0. Motion carried. (Miller/Bernstein absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **April 30, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman**.

Action: Sweeney/Woolery, 4/0/0. Motion carried. (Miller/Bernstein absent).

Motion: Ratify the Consent Calendar for **May 7, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Denise Woolery** (Only for Items I and J).

Action: Woolery/Zimmerman, 3/0/1. Motion carried. (Deisler abstained Item A, Miller/Bernstein absent).

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**1. Ms. Bedard announced:**

- a) Item #3, 454 Las Alturas Lane was postponed indefinitely at the applicant's request; therefore, Item #4, 1301 W. Mountain Drive will be rescheduled for review at 5:15 p.m., instead of the original scheduled time of 5:45 p.m.
- b) Board member Berni Bernstein will be absent from today's meeting, and also for the next two Board meetings on May 21, 2012, and on June 4, 2012.

E. Subcommittee Reports.

No subcommittee reports.

DISCUSSION ITEMS:**A. PROPOSED FINANCIAL PLAN.**

(3:14-3:35 P.M.)

(10 MINS)

Overview of the proposed Financial Plan for Fiscal Year 2013 with highlights for the Community Development Department (CDD).

On April 17, 2012, the City Administrator presented the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for Wed., May 16, 2012

City Staff Presenter: Bettie Weiss, City Planner.

Presentation Topics:

1. Total Budget by Fund.
2. Reduction of Community Development Staff Positions by 15.6% from 2012 to 2013.
3. Appropriations of the FY 2013 General Fund Budget by Divisions.
4. Community Development General Fund Revenues FY2011 to 2013.
5. Community Development General Fund Expenditures FY2012 to 2013, and Proposed Changes.
6. Revenue Changes.
7. Fee Changes.
8. Key Budget Changes and RDA Impacts.
9. Other Key Budget Changes.
10. Community Development Department, Planning Divs. P3s.

Discussion held.

Board comments:

1. One Board member requested information on Board member stipend expense, noticing expenses, and other planning fees.
2. One Board member commented that as Consent Review continues to increase in the amount of Consent Review items, there seems to be a need for a separate Planning Technician to exclusively handle the Consent Review workload separate from preparing the Full Board review workload.

B. FPPC CONFLICT OF INTEREST.

(3:36-3:53)

(20 MINS)

FPPC Conflict of Interest Rules Applicable to Design Board Members.

City Staff Presenter: Steve Wiley, City Attorney

Discussion topics:

1. Ramifications of the FPPC.
2. Defining/Determining a "General Conflict of Interest".
3. Participating in a City Decision and How it is Regulated (advocating vs. reviewing).

Discussion held.

Board comment:

1. One Board member asked about "sole practitioners" restricted to only reviewing the photographs of a project.

REVIEW AFTER FINAL

1. 22 NICHOLAS LN

E-1 Zone

Assessor's Parcel Number: 015-033-002

Application Number: MST2011-00063

Owner: Brian and Robin Kopeikin

Architect: Kimberly True

(Proposal for a new 6-foot tall plaster site wall with sandstone cap on the Barker Pass Road side of the property and along the north interior property line, multiple stacked stone walls varying in height from 6-inches to 3 feet, new landscaping; new 1,555 square foot flagstone patio to replace existing 640 square foot concrete patio, remove and replace garden stairs, and removal of one existing 16 to 18-foot tall cypress tree. The project will involve approximately 32 cubic yards of fill grading.)

(Review After Final for minor design alterations to the approved 6-foot stucco wall, including changes in top of wall heights, and an extension of the wall.)

(3:54)

Present: Kimberly True, Landscape Architect; Skye McGinnes, Contractor; and Brian & Robin Kopeikin, Owners.

Mr. Limon stated that the subject of the Board's review is whether changes to the site are in keeping with the project's original approval on February 14, 2011.

Public comment opened at 4:16 p.m.

- 1) Mindy A. Wolfe (Attorney for Patricia Rumpza, adjacent neighbor; submitted letter), opposition; expressed concerns regarding preservation of private ocean views, hedge and wall height reduced to 6 feet, slope and drainage, and request to eliminate street trees.
- 2) Lauren Moore, adjacent neighbor, opposition; expressed concerns regarding the height of the wall and number and location of street trees, preservation of private ocean views, and soil and grading.
- 3) Robert Sailors, opposition; expressed concerns regarding height of the wall and proposed vegetation for the wall.
- 4) Patricia Rumpza, adjacent neighbor, opposition; expressed concerns regarding drainage and storm water management, hillside slope preservation, and proposed landscaping in regards to preservation of private ocean views.
- 5) Brian Kopeikin, (owner) support, expressed comments regarding minimal impact to private ocean views, hedge and wall height, storm water run-off and drainage management, and privacy screening issues.
- 6) Terry Bartlett (Attorney of owners, submitted letter) support, expressed comments regarding minimal impact to private ocean views, and privacy issues.
- 7) Robin Kopeikin, (owner) support, expressed comments regarding review of existing wall in neighborhood, management of hedge and wall height, minimal impact to private ocean views, storm water run-off and drainage management, and privacy screening issues.
- 8) Theresa Pendleton, opposition, expressed concerns regarding height of the wall, soil erosion and grading.

Letters of expressed concern from Lauren Moore, , Mindy A. Wolfe, Attorney representing Patricia Rumpza, adjacent property owner, and Paula Westbury were acknowledged.

Letters of support from Terry A. Bartlett, Attorney representing the property owners; Jane Perrin; W.D. & Mona Van Atta; and Paul Kontos were acknowledged.

Public comment closed at 4:39 p.m.

Straw vote: How many Board members could support reducing the wall on Barker Pass Road by 9-inches in height as originally approved? (3 passed/2 opposed). 3/2 passed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide revised plans of the walls with accurate site sections and elevation measurements to accurately reflect the current "as-built" conditions of the previously approved 6-foot high wall along the entire length of the wall along the interior property wall, and to ensure maintaining the maximum 6-foot height.
- 2) The Board finds the "as-built" changes to the wall along Barker Pass Road is acceptable, with the additional 9-inches in height, providing that the area in front of the wall (on the Barker Pass Road side) provides substantial landscape screening and a maintenance plan to be maintained at the height of the wall along Barker Pass Road.
- 3) Return with a landscape and grading plan with mitigation of drainage and storm water management in relation to neighboring adjacent properties.
- 4) Relocate the proposed street trees along Barker Pass Road to the street level.
- 5) Provide approval of the revised landscape plan by Ann Marx, Fire Inspector II, for compliance with High Fire Area requirements.

Action: Sweeney/Zimmerman, 5/0/0. Motion carried. (Bernstein absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1837 1/2 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-065
Application Number: MST2002-00214
Owner: Herbert Barthels, Trustee
Agent: Brent Daniels
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 1,505 square foot single-family residence with an attached 429 square foot, two-car garage located on a 23,885 square foot vacant bluff-top lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. Grading quantities total approximately 288 cubic yards of cut and 21 cubic yards of fill. The proposed total of 1,934 square feet is 41% of the guideline floor-to-area ratio [FAR]. Project requires Planning Commission review for a Coastal Development Permit.)

(Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)

(5:12)

Present: Detlev Peikert and Lisa Plowman, Peikert Group Architects; and Kathleen Kennedy, Associate Planner.

Public comment opened at 5:31 p.m.

- 1) Tom Sloan (neighbor), opposition; expressed concerns regarding access issues, and grading.
- 2) Jim Brooke, (neighbor) opposition; expressed concern regarding access issues and grading.
- 3) Joanna Morgan, (neighbor) opposition; expressed concerns regarding access, and public views.
- 4) Stan Krome, (neighbor) opposition; expressed concerns regarding the orientation of project site exposing the proposed home and surrounding structures to potential weather damage and debris.
- 5) Greg Smith, (adjacent neighbor) opposition; expressed concern regarding potential weather damage to proposed home and surrounding trees.
- 6) Tony Fischer, (attorney for clients Franco, Smith, Peterson, Sloan Morgan, Krome & Brooke), opposition; expressed concerns regarding lack of compatibility with the Single Family Residential Design Guidelines, and unresolved issues of preservation of private views, geology challenges, and access issues. (Staff commented that the geology and access issues will be resolved during review of the Environmental Impact Report (EIR) and is not the purview of the Single Family Design Board).

Letters of concern from Greg Smith, Kristine Cetrulo, Jerry Lu Wright, Joanna Morgan, Stan Krome, Grace Peterson, Louis de Bourbon, Bruce Peterson, JoAnne Thompson, and Paula Westbury were acknowledged.

Public comment closed at 5:50 p.m.

Staff clarified that the project site is not located in the High Fire Risk area; therefore, the Fire Department will allow the green roof. However, due to access constraints, the Fire Department is requiring that the residence be built to high fire standards and include fire sprinklers and an alarm system.

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:

- 1) The Board had overall positive comments regarding the project's general design style, and quality of architecture, materials, and color palette to be appropriate for the neighborhood. The Board acknowledges for the record that the purpose of their review is for the design aesthetics, and defers all other land related and environmental concerns to the Planning Commission.
- 2) The Board suggests the design incorporate design elements to be consistent with Guideline No. 27, of "Height and Proportions" of the Single Family Residential Design Guidelines.
- 3) Study the cantilever element for further design refinement; suggestions include exploring the possibility of supporting the proposed cantilever with an element below it such as stone arches or columns so that it doesn't appear like an obvious cantilever.
- 4) The Board is supportive of the proposed flat roof, as it provides for minimal obstruction of public views.
- 5) Provide additional photographs, site sections, and information on the proposed solar photovoltaic array.
- 6) Provide a site landscape plan and clearly specify all existing trees to remain and proposed to be removed.
- 7) Provide the Board with a story pole plan for the next review and approval, prior to on-site installation.

Action: Miller/Sweeney, 5/0/0. Motion carried. (Bernstein absent).

SFDB-CONCEPT REVIEW (CONT.)

3. 454 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-282-012
Application Number: MST2012-00133
Owner: Fred and Maija Wolf Trustees
Architect: Jason Grant

(Proposal for a 420 square foot one-story and 420 square foot two-story addition to an existing 1,528 square foot two-story single-family residence and 420 square foot attached two-car garage. The proposed total of 2,788 square feet, located on an 8,722 square foot lot in the Hillside Design District, is 83% of the maximum required floor-to-lot area ratio [FAR]. The project includes Staff Hearing Officer review for a requested zoning modification.)

(Second concept review. The project was last reviewed on April 23, 2012. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

Postponed indefinitely at the applicant's request.

PROJECT DESIGN REVIEW**4. 1301 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-038
Application Number: MST2012-00005
Owner: Donald L McCorkell, Jr.
Architect: Blackbird Architects
Engineer: Mike Gones

(Proposal to construct a new 5,941 square foot, two-story residence and an attached 729 square foot, three-car garage. The original 3,718 square foot residence was destroyed in the Tea Fire. Proposal to construct a 720 square foot addition to an existing 510 square foot second residence and to construct a new 467 square foot two-car carport for the second residence. The project includes approximately 1,886 cubic yards of cut and fill grading located outside of the building footprint. The 10.5-acre project site is located in the Hillside Design District. The proposal is 78% of the guideline floor-to-lot area ratio [FAR]. The project includes Staff Hearing Officer review for the requested Performance Standard Permit to allow an additional dwelling unit.)

(Project Design Approval is requested. The project was last reviewed by SFDB on January 17, 2012. The project requires compliance with Staff Hearing Officer Resolution No. 012-12.)

(6:14)

Present: Ken Ratkey and Adam Sharkey, Blackbird Architects; and Don McCorkell Jr., owner.

Public comment opened at 6:26 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Motion: Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with conditions:

- 1) The Board had positive comments regarding the project's consistency and appearance given the site location and size of the site, neighborhood compatibility, quality of architecture and materials, and landscaping.
- 2) Return to the Full Board for review of any future proposed solar photovoltaic panel systems.

Action: Sweeney/Zimmerman, 5/0/0. Motion carried. (Bernstein absent).

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 6:36 P.M. ****

CONSENT CALENDAR (11:00 a.m.):**REVIEW AFTER FINAL****A. 2547 MEDCLIFF RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-016
Application Number: MST2011-00151
Owner: 2547 Medcliff, LLC
Architect: Harrison Design
Agent: Suzanne Elledge Planning & Permitting Services

(Proposal to construct a 1,415 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence, including a two-car garage. The residence is located on a 1.11-acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, new site walls, fences and landscaping, including a new six-foot tall fence and entry gate. New exterior decking includes a 266 square foot wood deck in the rear, a 486 square foot wood deck in the front, and a 69 square foot shower deck on the east side of the residence. A total of 335 cubic yards of grading is proposed. The proposed total of 4,060 square feet on the 1.11-acre lot is 81% of the maximum floor-to-lot area ratio [FAR] guideline. Project includes Planning Commission Review of a Coastal Development Permit.)

(Review After Final for material changes to the front wall and construction of a new concrete pond. Project requires compliance with Planning Commission Resolution No. 015-11.)

Continued indefinitely to Consent.

FINAL REVIEW**B. 1900 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-020
Application Number: MST2011-00438
Owner: John C Bedford, Trust
Architect: Dennis Thompson
Landscape Architect: Carol Gross

(Proposal for alterations to an existing 3,082 square foot one-story single-family residence consisting of alteration to siding material, window and door changes, installation of four new flat skylights. Proposed site alterations in the front yard consist of new patios, new block retaining walls up to four feet in height, removal of a 48-inch trunk diameter Pepper tree, construction of two trellises, and detached fireplace. The project includes 183 square feet of fill grading to create more level front yard area.)

(Final Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval. Project Design Approval was granted on November 28, 2011.)

Final Approval as submitted for architecture.

Continued one-week to Consent for landscaping.

CONTINUED ITEM**C. 1865 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-141-034
Application Number: MST2012-00028
Owner: Jeffrey Jones
Designer: Don Gragg

(Proposal to construct a new two-story 2,693 square single-family residence and an attached 475 square foot two-car garage located on a 2.8-acre lot in the Hillside Design District. The original residence and accessory structures were destroyed in the Tea Fire. The proposed total of 3,168 square feet is 53% of the guideline floor-to-lot area ratio [FAR].)

(Action may be taken if sufficient information is provided. Project was last reviewed on April 23, 2012.)

Project Design Approval and Final Approval of architecture, and continued one week to Consent for landscaping review, finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the conditions that the downspouts drain to the existing culvert, and the applicant provide a copy of the maintenance agreement demonstrating the applicant's right to use the existing culvert.

The ten-day appeal period was announced.

CONTINUED ITEM**D. 779 N ONTARE RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-031-025
Application Number: MST2012-00162
Owner: David and Mary E. Chatenever
Architect: Roderick Britton

(Proposal for a total of 145 square feet of additions and an interior remodel to an existing 2,969 square foot split level residence with an attached 560 square foot, two-car garage, located on a 30,927 square foot lot in the Hillside Design District. The proposal includes replacing all windows and doors; adding new exterior wood siding and plaster to the front of the residence; replacing the existing roof; installing a new roof-mounted solar photovoltaic panel system; replacing existing asphalt driveway with permeable pavers; and removing an existing 88 square foot deck and constructing a new 436 square foot deck on the main level of the residence. The proposed total of 3,674 square feet is 77% of the guideline floor-to-lot area ratio [FAR].)

(Action may be taken if sufficient information is provided. Project was last reviewed on April 30, 2012).

Continued one week to Consent.

PROJECT DESIGN AND FINAL REVIEW**E. 1121 WALNUT AVE****R-3 Zone**

Assessor's Parcel Number: 039-202-006
Application Number: MST2011-00409
Owner: Alamar II, LLC
Architect: Murphy & Associates Architects
Applicant: Dario Pini

(Proposal to demolish the existing 770 square foot one-story single-family residence and construct a new 1,885 square foot two-story single-family residence, including an attached 400 square foot two-car garage. The proposal includes a new 5-foot tall wood fence in the front yard. The proposed total of 1,885 square feet on a 6,750 square foot lot is 66% of the maximum guideline floor-to-lot area ratio [FAR]. The project will address violations in ENF 2011-00778.)

(Project Design Approval is requested. Compliance with Tier 2 SWMP is required prior to granting of Final Approval. Project was last reviewed on January 30, 2012.)

Project Design Approval and Final Approval of architecture with the findings that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

Landscaping continued one-week to Consent.

The ten-day appeal period was announced.

NEW ITEM**F. 1815 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-082-029
Application Number: MST2012-00159
Owner: Darcie D. McKnight
Architect: Tai Yeh

(Proposal for a 192 square foot, upper story addition and partial interior remodel to an existing 2,589 square foot split level single-family residence, including an attached two-car garage, located on a 47,916 square foot parcel in the Hillside Design District. The proposal also includes 50 cubic yards of grading, a new 105 linear foot, 4-foot tall retaining wall, a new patio and deck addition, replacement of all windows and doors, and replacement of the existing shake roof with a new shingle roof material. The proposed total of 2,589 square feet is 52% of the maximum guideline floor-to-lot area ratio [FAR].)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval of architecture with the findings that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

NEW ITEM**G. 3505 LOS PINOS DR****E-3/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-312-008
Application Number: MST2012-00161
Owner: Mary W. Shea Trust
Agent: Mark Morando

(Proposal to permit "as-built" work to include approximately 12-foot entry columns and a 6.5-foot wood gate, to relocate a 3-foot tall wrought iron fence and site fencing, two fountains within the front yard, and to permit the raised deck, trellis, and spa in the rear yard. The parcel is currently developed with an existing 1,754 square foot one-story single-family residence, including an attached two-car garage, located on a 9,017 square foot lot. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

Continued two weeks to May 21, 2012, for Full Board review.

A letter in support from David Humphreys; and a letter of concern from Kenneth Hughes & Denise Chedester were received and acknowledged.

NEW ITEM**H. 727 DOLORES DR****E-1 Zone**

Assessor's Parcel Number: 035-103-014
Application Number: MST2012-00171
Owner: Benson Family Trust
Architect: Ron Sorgman

(Proposal for a total of 279 square feet of one-story additions, and an interior remodel to an existing 2,684 square foot, two-story single-family residence. The proposal involves a new 55 square foot entry addition and a new 224 square foot one-story sunroom addition at the rear of the residence. The proposed total of 2,963 square feet, located on a 9,448 square foot lot in the Hillside Design District, is 84% of the maximum required floor-to-lot area ratio [FAR].

(Action may be taken if sufficient information is provided.)

Project Design Approval with the findings that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code; and continued indefinitely to Consent for Final review, with the comment to provide sunroom details.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**I. 1519 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-006
Application Number: MST2010-00315
Owner: Ron A. Sauer
Architect: Amy Von Protz

(Proposal to demolish and rebuild 180 square feet of the existing dining room at the rear of the property and construct a new 180 square foot second-story deck addition to an existing 303 square foot deck, a 19 square foot residential addition to provide a connection between the house and the accessory space, a new 27 linear foot site wall and gate adjacent to the driveway, and replacement of all existing windows and doors to an existing two-story 3,349 square foot single-family residence, located on a 18,295 square foot lot in the Appealable Jurisdiction of the Coastal Zone. The proposed alterations are located within the 50-foot coastal bluff and within the 75-year sea cliff retreat line. The project includes Planning Commission review for a Coastal Development Permit. The proposed total of 3,368 square feet is 77% of the maximum guideline floor-to-lot area ratio [FAR].)

(Review After Final for revisions to the approved landscape plan. Project requires compliance with Planning Commission Resolution No. 002-11.)

Final Approval as submitted of Review After Final.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**J. 4119 SAN MARTIN WAY****R-2/SD-2 Zone**

Assessor's Parcel Number: 059-212-037
Application Number: MST2010-00272
Owner: Dana and Renee Longo
Contractor: Skyline Construction
Architect: Toby Long Design

(Proposal for a new, two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage on a 5,914 square foot parcel. The proposed total of 2,312 square feet is 87% of the maximum floor to lot area ratio guideline for an R-2 residential zoned parcel. The proposal includes a vegetated roof over the garage. The project received Staff Hearing Officer approval on 11/3/10 [Resolution No. 056-10] to allow less than the minimum dimension for the required open yard and to provide a portion of the open yard in the front setback and front yard.)

(Review After Final for changes to the landscape plan.)

Final Approval as submitted of Review After Final.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Jim Zimmerman and Denise Woolery** (only for Items I and J).